

APPROVED: *February 27, 1989*
ATTEST: *Anita McCombs*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting 05-89

January 30, 1989

The Mayor and Council convened in Work Session in the Council Chamber, Rockville City Hall, Maryland Avenue at Vinson, Rockville, Maryland, on Monday, January 30, 1989 at 7:30 p.m.

PRESENT

Mayor Douglas Duncan

Councilmember Stephen Abrams

Councilmember James Coyle

Councilmember Viola Hovsepien

Councilmember David Robbins

The Mayor in the Chair.

In attendance: City Manager Bruce Romer, City Clerk Margaret Gearin, Planning Director Rick Kuckkahn, Assistant to the Director of Community Development Ed Duffy and Executive Director of the Rockville Housing Authority Sandra Crewe.

Ed Duffy gave an overview of the packet of information he developed to stimulate discussion on affordable housing in Rockville.

The Mayor and Council asked Mr. Duffy

1. to provide a status report on the goals and objectives of the Housing Goals Task Force;
2. for more information on a recent staff request to permit housing in the O-1 zone;
3. to prepare a report on the problems that occur when an owner defaults on a Moderately Priced Dwelling Unit (MPDU) and the other owners in the condominium have to cover the fees for the unit in default;

4. to prepare a report and to enter into negotiations with the County to determine if Rockville can piggy-back on the County program in which the cost of a MPDU is regulated by the County since the Planning Commission recommends some form of MPDU program;

5. for a report looking at the process which requires that all requests for Community Development Block Grants (CDBG) funds go through a non profit organization to administer the funds; (Councilmember Hovsepian stated that she preferred an organization with community involvement to administer the funds rather than having the City administer the funds)

6. for documentation of the problems of multi-family units and the level of need;

7. for an analysis of a request by the Board of Realtors to build housing on the Red Barn site and have someone meet with the Board of Realtors. Also investigate the possibility of allowing duplex housing on that site which the Master Plan designates for single housing;

8. for a report on the status of the few storage facilities on Seven Locks Road that are being moved and the availability of the land;

9. for recommendations from staff regarding the Victory Housing project which is eligible for money from the Housing Fund.

10. for a list which identifies the infill sites in Rockville and who owns them, including an inventory of potential infill sites;

11. for a report on the request that will come to the City when the Blanford Apartments changes ownership;

12. for more discussion points for using the Housing Fund, including sources for multi-family rehabilitation unit;

13. for a report monitoring the County ordinance on accessory apartments which is now being revised to streamline the application process and eliminate restrictions;

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14. for a formal update on the rent stabilization program including a copy of the application and how many applications have been processed.

Sandra Crewe, Director of the Rockville Housing Authority (RHA) suggested housing funds could be used for new facades for the apartments on N. Adams Street. The RHA was turned down by HUD for funds to build on the Red Barn site but will reapply. The greatest need for housing is for families who earn the \$25-30,000 and want to purchase a home. They can afford the monthly payments but cannot make a downpayment. The Mayor and Council directed Sandra Crew to keep them informed on the Maple Avenue property.

Re: New Business

On motion of Councilmember Coyle, duly seconded and unanimously passed, the Mayor and Council approved a contribution of \$5,628 to be made to the Rockville Concert Band which will perform at Pinneberg, Germany as well as in Austria. The Mayor and Council thanked Dr. Tennyson, Director of the Band for the pleasure they have provided with their Concerts in Rockville at the F. Scott Fitzgerald Theater.

Re: Executive Session

On motion of Councilmember Abrams, the Mayor and Council of Rockville, Maryland convened in Executive Session to discuss personnel in the City Manager's Conference Room, Rockville City Hall, Maryland Avenue at Vinson Street, Rockville, Maryland at 9:05 p.m.

Re: Adjournment

There being no further business to come before the Mayor and Council in Executive Session, the meeting was adjourned at 9:55 p.m. to convene again in Work Session on February 6, 1989 at 7:30 p.m. or at the call of the Mayor.